

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: :
ANGELA M. SIMONE : BK. No. 19-23079-JAD
A/K/A ANGELA MAMMARELLI SIMONE :
D/B/A VICTOR VICTORIA HAIR. ETC. : Chapter No. 13
Debtor :
: Document No.
JPMORGAN CHASE BANK, NATIONAL :
ASSOCIATION : Hearing Date:
Movant : Hearing Time:
v. :
ANGELA M. SIMONE :
A/K/A ANGELA MAMMARELLI SIMONE : Objection Date:
D/B/A VICTOR VICTORIA HAIR. ETC.
and
RONDA J. WINNECOUR, ESQUIRE (TRUSTEE)
Respondents

EXHIBIT B: BROKER PRICE OPINION

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1030 Meridian Drive		City Presto	State PA	Zip Code 15142
Borrower Angela Mammarelli Simone		Owner of Public Record Angela Simone		
Legal Description Deed Book 10478, Page 30				
Assessor's Parcel # [REDACTED]		Tax Year 2019	R.E. Taxes \$ 17168	
Neighborhood Name Collier Township / Nevillewood		Map Reference SPRPC: 12-91	Census Tract 4580.00	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD	HOA \$ 25 <input type="checkbox"/> per year <input checked="" type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing				
Lender/Client JPMorgan Chase		Address 2777 Lake Vista Drive, Floor 2c, Lewisville, TX 75067		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s).				
The subject has not been listed or sold in West Penn MLS in the past 12 months.				

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.				
Contract Price \$		Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)	
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, report the total dollar amount and describe the items to be paid.				

Note: Race and the racial composition of the neighborhood are not appraisal factors.					
Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	(\$000)	(yrs)	2-4 Unit	1 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300	Low	Multi-Family	1 %
Neighborhood Boundaries		3460	High	Commercial	8 %
Neighborhood boundaries are Noblestown Rd to the north, I79 to the east, and Thoms Run & Oakdale Rd to the south and west in Nevillewood, Collier Township.		490	Pred.	Other	%

Neighborhood Description				
SEE ATTACHED ADDENDUM.				
Market Conditions (including support for the above conclusions)				
SEE ATTACHED ADDENDUM.				

Dimensions 158.03 x 160 x 100 x 166	Area 21387 sf	Shape Irregular	View	N;Res;	
Specific Zoning Classification PRD		Zoning Description Planned Residential Development			
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use)		<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
SEE ATTACHED ADDENDUM.					
Utilities	Public	Other (describe)	Off-site Improvements-Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water <input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt <input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley None <input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 42003C0319H	FEMA Map Date 09/26/2014	
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.					
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.					
There are no known or apparent adverse environmental conditions that would negatively impact the value of the property. SEE LIMITING CONDITIONS.					

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Conc Blk/Average	Floors	Cpt,CT/Fair		
# of Stories 2.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Average	Walls	Drywall/Average		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit	Basement Area 2167 sq. ft.	Roof Surface	Comp/Unknown	Trim/Finish	Wood/Fair		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Metal/Average	Bath Floor	CT/Average		
Design (Style) Provincial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Varied/Fair	Bath Wainscot	Fbrgls,CT/Avg		
Year Built 1999	Evidence of <input checked="" type="checkbox"/> Infestation	Storm Sash/Insulated	DblPane/Fair	Car Storage	<input type="checkbox"/> None		
I Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement	Screens	Yes/Average	<input checked="" type="checkbox"/> Driveway	# of Cars 3		
M Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	Concrete		
P <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage	# of Cars 3		
O <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck rear	<input checked="" type="checkbox"/> Porch front	<input type="checkbox"/> Carport	# of Cars 0		
V <input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det <input type="checkbox"/> Built-in		
M Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: 10 Rooms	5 Bedrooms	4.1 Bath(s)	4711 Square Feet of Gross Living Area Above Grade
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Additional features (special energy efficient items, etc.)

Rear deck, rear patio, front porch, 2 story family room and foyer, 1st floor laundry, breakfast area, ceiling fans, 1 fireplace, C/Air, walk-in closets, jetted tub in owner's bath.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

C5: No updates in the prior 15 years; The subject property is in average to fair overall condition. No functional or external obsolescence noted. Utilities were not on at the time of the inspection and the mechanical systems (heating, plumbing, electrical) could not be tested. The appraiser makes the extraordinary assumption that the mechanical systems are in working order. Carpet throughout the subject dwelling is stained and in need of replacement. Several windows appear to be leaking / have leaked in the past which resulted in deteriorating < continued in addendum >

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe.

SEE ATTACHED ADDENDUM.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

The condition of the subject is below what is typical for the neighborhood. Construction quality / finish is also below what is typical for the neighborhood.

There are 18 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 484000 to \$ 997000													
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 341000 to \$ 960000													
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	1030 Meridian Drive Presto, PA 15142	5000 Carnoustie Drive Presto, PA 15142			8070 Sherwood Drive Presto, PA 15142			7041 Pinehurst Drive Presto, PA 15142					
Proximity to Subject		0.51 miles NE			0.62 miles NE			0.38 miles NW					
Sale Price	\$ 0.00 sq.ft.	\$ 174.57 sq.ft.	\$ 552000		\$ 180.86 sq.ft.	\$ 960000		\$ 164.38 sq.ft.	\$ 550000				
Data Source(s)		WPMLS #1371810;DOM 121			WPMLS #1380119;DOM 46			WPMLS #1359957;DOM 135					
Verification Source(s)		ASMT OFF. RCDS; WPMLS			ASMT OFF. RCDS; WPMLS			ASMT OFF. RCDS; WPMLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment				
Sale or Financing Concessions		ArmLth			ArmLth			ArmLth					
Date of Sale/Time		Conv;16560	-16560		Cash;0			Cash;0					
Location	N;Res;	N;Res;BsyRd	50000		N;Res;			N;Res;					
Leasehold/Fee Simple	Fee simple	Fee simple			Fee simple			Fee simple					
Site	21387 sf	27160 sf	0	2.19 ac	-75000	27974 sf		0					
View	N;Res;	N;Res;		N;Res;Glfvw	0	N;Res;							
Design (Style)	DT2.5;Provincial	DT2;Provincial	0	DT2;Provincial	0	DT2.5;Provincial							
Quality of Construction	Q4	Q4		Q3	-50000	Q4							
Actual Age	20	20		20		21		0					
Condition	C5	C4	-50000	C4	-50000	C4			-50000				
Above Grade Room Count	Total 10	Bdrms. 5	Baths 4.1	Total 9	Bdrms. 4	Baths 2.1	Total 20000	Bdrms. 10	Baths 4.1	Total 9	Bdrms. 4	Baths 3.1	10000
Gross Living Area	4711 sq.ft.	3162	sq.ft.	92940	5308	sq.ft.	-35820	3346	sq.ft.	81900			
Basement & Finished Rooms Below Grade	2167sf0sfwo	1570sf0sfwo		0	3460sf2500sfwo		0	1600sf500sfwo		0			
Functional Utility	Average	Average		Average		Average		Average					
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air		FWA C/Air					
Energy Efficient Items	none	none		none		none		none					
Garage/Carport	3ga3dw	3ga3dw		3ga3dw		3gbi3dw		0					
Porch/Patio/Deck	Patio,Deck,Porch	Deck	10000	Patios,EncdPch	-25000	Deck		10000					
Sale Date	N/A	03/29/2019	0	04/30/2019	0	03/15/2019		0					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 106380	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 310820	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 36900					
Adjusted Sale Price of Comparables		Net Adj. 19.3 % Gross Adj. 43.4 %	\$ 658380	Net Adj. -32.4 % Gross Adj. 32.4 %	\$ 649180	Net Adj. 6.7 % Gross Adj. 30.3 %		\$ 586900					

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) County records via web site access or phone conversation with county assessment office.

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Data sources are the west penn multi-list service and/or county assessment office web site.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	COUNTY RECDs	COUNTY RECDs	COUNTY RECDs	COUNTY RECDs

Effective Date of Data Source(s) 10/14/2019 10/14/2019 10/14/2019 10/15/2019

Analysis of prior sale or transfer history of the subject property and comparable sales

The appraiser is unaware of any prior transactions occurring within 3 years of the inspection date for the subject property and within 1 year of the sale date of the comparable sales (unless noted). The data source was County assessment office web site and, when applicable, local MLS.

Summary of Sales Comparison Approach

SEE ATTACHED ADDENDUM

Indicated Value by Sales Comparison Approach \$ 630000

Indicated Value by: Sales Comparison Approach \$ 630000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

SEE ATTACHED ADDENDUM

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

SEE ATTACHED ADDENDUM.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 630000 as of 10/13/2019, which is the date of inspection and the effective date of this appraisal.

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, home equity line of credit, or internal asset evaluation by the lender/client related to their specific use(s) cited on page 1 subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Clarification of the term "complete visual inspection":

Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for servicing.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. The appraiser did not view the subject attic area unless a photo is provided within the appraisal report. Crawlspaces or any other area that would involve the use of ladders or special equipment are not typically inspected. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Fee Disclosure - The appraisal fee is \$300.00
Pennsylvania AMC Registration # for ClearCapital.com, Inc is AMC000005

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value is based upon review of recent land sales and/or market abstraction method. The comparable land sales used (if any available) are located within the appraisers work file.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$		
Source of cost data MARSHALL SWIFT COST SERVICE	Dwelling 4711 Sq. Ft. @ \$ = \$ 0		
Quality rating from cost service AVG. Effective date of cost data	Bsmt: 2167 Sq. Ft. @ \$ = \$ 0		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport 792 Sq. Ft. @ \$ = \$ 0		
Due to the older age of the subject dwelling the cost approach was not utilized. There are no items constituting functional or external obsolescence. Remaining economic life is estimated to be 45 years. See attached sketch and calculations.	Total Estimate of Cost-New = \$ 0		
	Less Physical Functional External		
	Depreciation = \$ (0)		
	Depreciated Cost of Improvements = \$ 0		
	"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)	55 Years	Indicated Value by Cost Approach = \$ 0	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDS (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

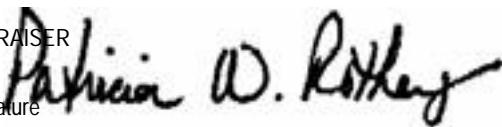
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature

Name Patricia W Rothey Cert Res RE Appraiser

Company Name N/A

Company Address 322 Dutch Lane

Pittsburgh, PA 15236

Telephone Number 412-860-6715

Email Address prothey114@comcast.net

Date of Signature and Report 10/15/2019

Effective Date of Appraisal 10/13/2019

State Certification # RL000444L

or State License #

or Other (describe) State #

State PA

Expiration Date of Certification or License 06/30/2021

ADDRESS OF PROPERTY APPRAISED

1030 Meridian Drive

Presto, PA 15142

APPRaised VALUE OF SUBJECT PROPERTY \$ 630000

LENDER/CLIENT

Name Clear Capital

Company Name JPMorgan Chase

Company Address 2777 Lake Vista Drive, Floor 2c

Lewisville, TX 75067

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection

Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1030 Meridian Drive Presto, PA 15142	1170 Saint Mellion Drive Presto, PA 15142								
Proximity to Subject		0.69 miles SE								
Sale Price	\$ 0.00 sq.ft.	\$ 200.54 sq.ft.		\$ 632500	\$ sq.ft.		\$	\$ sq.ft.		\$
Sale Price/Gross Liv. Area										
Data Source(s)		WPMLS #1416468;DOM 40								
Verification Source(s)		ASMT OFF.RCDS; WPMLS								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment
Sale or Financing		Listing								
Concessions		;0								
Date of Sale/Time		Active			-25000					
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee simple	Fee simple								
Site	21387 sf	18992 sf			0					
View	N;Res;	N;Res;								
Design (Style)	DT2.5;Provincial	DT2.5;Provincial								
Quality of Construction	Q4	Q4								
Actual Age	20	24			0					
Condition	C5	C4			-50000					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	10 5 4.1	9 4 3.1			10000					
Gross Living Area	4711 sq.ft.	3154 sq.ft.			93420	sq.ft.				sq.ft.
Basement & Finished	2167sf0sfwo	1608sf600sfwo			0					
Rooms Below Grade		1rr0br0.1ba1o			-18000					
Functional Utility	Average	Average								
Heating/Cooling	FWA C/Air	FWA C/Air								
Energy Efficient Items	none	none								
Garage/Carport	3ga3dw	3gb13dw			0					
Porch/Patio/Deck	Patio,Deck,Porch	Decks			0					
Sale Date	N/A	N/A								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 10420	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. 1.6 % Gross Adj. 31.1 %		\$ 642920	Net Adj. % Gross Adj. %		\$	Net Adj. % Gross Adj. %		\$

Summary of Sales Comparison Approach

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

ITEM	SUBJECT	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	COUNTY RECDS	COUNTY RECDS					
Effective Date of Data Source(s)	10/14/2019	10/15/2019					
Analysis of prior sale or transfer history of the subject property and comparable sales							

Borrower/Client	Angela Mammarelli Simone						
Property Address	1030 Meridian Drive						
City	Presto	County	Allegheny	State	PA	Zip Code	15142
Lender	JPMorgan Chase						

COMMENT SALES COMPARE COMPS 4-6

E & O Insurance on file with Clear Capital. Provider prohibits inclusion in report.

Comparable #4 is a current listing from the subject market area that went on the market on 09/05/2019 for \$649,900. The price was reduced to \$632,500 on 10/07/2019. It offers less living area than the subject property and is considered to be in C4 condition (does not require similar repairs but is somewhat dated). There is a finished basement. Recommended gross adjustments of 25% were exceeded due primarily to GLA differences. GLA adjustment also exceeded the recommended 10% but the comparable is considered relevant due to it's similar lot size and 2.5 story design.

Borrower/Client	Angela Mammarelli Simone		
Property Address	1030 Meridian Drive		
City	Presto	County	Allegheny
State	PA	Zip Code	15142
Lender	JPMorgan Chase		

Neighborhood Description

THE SUBJECT IS LOCATED APPROXIMATELY 7 TO 8 MILES WEST OF DOWNTOWN PITTSBURGH IN AN AREA KNOWN GENERALLY AS NEVILLEWOOD IN COLLIER TOWNSHIP. THIS LOCATION PROVIDES CONVENIENT ACCESS TO COMMUTER ROUTES, SCHOOLS, & CUSTOMARY SERVICES AND AMENITIES. SUBJECT DOES CONFORM AS TO AGE, STYLE, AND CONSTRUCTION FEATURES WITH OTHER HOMES AND IS MARKET COMPETITIVE. THE SUBJECT IS IN THE CHARTIERS VALLEY SCHOOL DISTRICT.

WHILE THE SUBJECT'S APPRAISED VALUE DOES EXCEED THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT DOES FALL WELL WITHIN THE NEIGHBORHOOD VALUE RANGE AND DOES NOT REPRESENT AN OVER-IMPROVEMENT FOR THE AREA.

THE SUBJECT PROPERTY IS LOCATED IN A Viable NEIGHBORHOOD WHICH REFLECTS A SUCCESSFUL MIXTURE OF COMMERCIAL, MULTI-FAMILY, AND SINGLE FAMILY LAND USE.

THE SUBJECT IS WITHIN CLOSE PROXIMITY TO THE CLUBHOUSE FOR NEVILLEWOOD GOLF COURSE, WHICH DOES NOT APPEAR TO HAVE A POSITIVE OR NEGATIVE EFFECT ON THE PROPERTY.

Neighborhood Market Conditions

THERE ARE NO CIRCUMSTANCES REGARDING THE AVAILABILITY OF SINGLE-FAMILY RESIDENTIAL MORTGAGES WHICH WOULD HAVE A NEGATIVE IMPACT ON PROPERTY VALUES. THE MAJORITY OF HOMES IN THIS MARKET ARE FINANCED WITH CONVENTIONAL. DEMAND AND SUPPLY APPEAR TO BE IN BALANCE BASED ON LISTING TO SALES RATIOS IN THE SUBJECTS MARKETING AREA. MARKETING TIME IS INDICATED AS 3-6 MONTHS BASED ON ANALYSIS OF DAYS-ON-MARKET OF SALES IN THE SUBJECTS MARKETING AREA.

Highest and Best Use

HIGHEST AND BEST USE: THE CURRENT IMPROVEMENTS ARE REASONABLY TYPICAL AND COMPATIBLE WITH MARKET DEMAND FOR THE NEIGHBORHOOD, AND THE PRESENT IMPROVEMENTS MAKE THE VALUE OF THE PROPERTY GREATER THAN IF THE SITE WERE VACANT.

Condition of the Property

CONTINUED FROM CONDITION OF THE PROPERTY: WOOD ON THE INTERIOR. THE FRENCH DOORS ALSO APPEAR TO BE LEAKING WITH RESULTING DETERIORATING WOOD ON THE INTERIOR. THERE ARE SEVERAL AREAS OF THE INTERIOR WHERE WALLS AND CEILINGS APPEAR TO HAVE BEEN PARTIALLY PAINTED. THE CEILING OF THE OWNER'S BEDROOM APPEARS TO ALSO BE LEAKING / HAS LEAKED IN THE PAST AS NOTED BY A CRACK AND RESULTING STAINING ON THE CARPET ALONG THE CEILING LINE ABOVE. OFTEN MOLD WITHIN THE CEILING / WALLS IS THE RESULT OF UNREPAIRED LEAKS AND THE APPRAISER MAKES THE EXTRAORDINARY ASSUMPTION THAT THE SUBJECT IS FREE OF MOLD. IF THIS EXTRAORDINARY ASSUMPTION IS FOUND TO BE INCORRECT, A SUBSTANTIAL ADVERSE AFFECT ON MARKET VALUE MAY RESULT. AN ENVIRONMENTAL INSPECTION IS RECOMMENDED DUE TO THE PAST LEAKS. A PEST INSPECTION IS RECOMMENDED AS THERE WAS EVIDENCE OF INFESTATION (SEE PHOTOS). A ROOF INSPECTION IS RECOMMENDED DUE TO THE EVIDENCE OF PAST LEAKS. A STRUCTURAL INSPECTION IS RECOMMENDED DUE TO THE SETTLEMENT NOTED ON THE CONCRETE PATIO (SEE PHOTOS).

Physical Deficiencies or Adverse Conditions

CARPET THROUGHOUT THE SUBJECT DWELLING IS STAINED AND IN NEED OF REPLACEMENT. SEVERAL WINDOWS APPEAR TO BE LEAKING / HAVE LEAKED IN THE PAST WHICH RESULTED IN DETERIORATING WOOD ON THE INTERIOR. THE FRENCH DOORS ALSO APPEAR TO BE LEAKING WITH RESULTING DETERIORATING WOOD ON THE INTERIOR. THERE ARE SEVERAL AREAS OF THE INTERIOR WHERE WALLS AND CEILINGS APPEAR TO HAVE BEEN PARTIALLY PAINTED. THE CEILING OF THE OWNER'S BEDROOM APPEARS TO ALSO BE LEAKING / HAS LEAKED IN THE PAST AS NOTED BY A CRACK AND RESULTING STAINING ON THE CARPET ALONG THE CEILING LINE ABOVE. OFTEN MOLD WITHIN THE CEILING / WALLS IS THE RESULT OF UNREPAIRED LEAKS AND THE APPRAISER MAKES THE EXTRAORDINARY ASSUMPTION THAT THE SUBJECT IS FREE OF MOLD. IF THIS EXTRAORDINARY ASSUMPTION IS FOUND TO BE INCORRECT, A SUBSTANTIAL ADVERSE AFFECT ON MARKET VALUE MAY RESULT. AN ENVIRONMENTAL INSPECTION IS RECOMMENDED DUE TO THE PAST LEAKS. A PEST INSPECTION IS RECOMMENDED AS THERE WAS EVIDENCE OF INFESTATION (SEE PHOTOS). A ROOF INSPECTION IS RECOMMENDED DUE TO THE EVIDENCE OF PAST LEAKS. A STRUCTURAL INSPECTION IS RECOMMENDED DUE TO THE SETTLEMENT NOTED ON THE CONCRETE PATIO.

Form data: GLA Adjustment Factor
60

Comments on Sales Comparison

UNLESS INDICATED AS "APPRASERS FILES", INFORMATION ON COMPARABLE SALES WAS COMPILED BASED ONLY UPON AN EXTERIOR INSPECTION AND INFORMATION AVAILABLE FROM MULTIPLE LISTING SERVICE RECORDS, DEED RECORDS, ETC. THE INFORMATION IS ASSUMED TO BE ACCURATE.

COMPARABLES REFLECTING DEPARTURE FROM CUSTOMARY FNMA TIME AND DISTANCE PARAMETERS WERE NECESSITATED BY THE INFREQUENCY OF SALES IN THE IMMEDIATE AREA AND PRICE RANGE. ANY SALE OVER SIX MONTHS AND/OR MORE THAN ONE MILE DISTANT WERE USED ONLY IF THEY PROVIDED A MORE MEANINGFUL COMPARISON THAN MORE RECENT AND/OR CLOSER TRANSACTIONS. IN ADDITION, SALES OVER 6 MONTHS WERE USED ONLY IN STABLE MARKETS WHERE NO TIME ADJUSTMENT IS WARRANTED.

COMPARABLE SALES #1 AND #3 ARE MORE THAN SIX MONTHS OLD. HOWEVER, THESE SALES ARE CONSIDERED AMONG THE BEST AVAILABLE FOR COMPARISON DUE TO THEIR CLOSE PROXIMITY AND SIMILAR PHYSICAL CHARACTERISTICS. NO TIME ADJUSTMENT WAS WARRANTED DUE TO THE STABLE NATURE OF THIS MARKET.

A LOCATION ADJUSTMENT WAS MADE TO COMPARABLE #2 DUE TO THE COMPARABLE BEING ADJACENT TO A STREET WITH GREATER TRAFFIC FLOW (TO THE SIDE).

WHILE THERE IS A VARIATION IN LOT SIZE BETWEEN THE SUBJECT AND COMPARABLES #1, #3, AND #4, THERE WAS NO ADJUSTMENT MADE AS ALL PROPERTIES REPRESENT SINGLE BUILDING SITES WITH NO MEASURABLE DOLLAR DIFFERENCE. (COMPARABLE OVERALL UTILITY.) COMPARABLE #2 OFFERS A MUCH LARGER SITE WITH THE ADJUSTMENT BEING BASED ON THE OVERALL VALUE OF THE SITE AND NOT JUST ON A PER ACRE BASIS.

THE SUBJECT IS LOCATED IN AN AREA WHERE HOMES VARY IN STYLE AND DESIGN. THIS BLEND OF DIFFERENT ARCHITECTURAL STYLES LENDS A FAVORABLE NEIGHBORHOOD APPEARANCE WHILE AVOIDING MONOTONY IN DESIGN. ALL HOMES BENEFIT FROM THIS, HOWEVER, THIS MIXTURE OF DESIGNS MAKE IT DIFFICULT TO FIND COMPARABLES WITH THE SAME DESIGN CHARACTERISTICS AS THE SUBJECT. THEREFORE, IT WAS NECESSARY TO UTILIZE TWO 2 STORY STYLE COMPARABLES FOR COMPARISON TO THE SUBJECT'S 2.5 STORY STYLE. THESE COMPARABLES WILL GENERALLY APPEAL TO THE SAME MARKET.

THE QUALITY OF CONSTRUCTION ADJUSTMENT REFLECTS THE MARKET VALUE DIFFERENCE ATTRIBUTABLE TO VARIOUS UPGRADES IN ITEMS SUCH AS KITCHEN AND BATHS, FLOOR COVERINGS, TRIM WORK, CABINETRY, ARCHITECTURAL DETAILING AND CRAFTSMANSHIP. COMPARABLE #2 OFFERS GRANITE COUNTER TOPS, DECORATIVE CEILINGS, CUSTOM CABINETRY, WET BAR IN OFFICE WITH JUDGES PANELING, HEATED OWNER'S BATH FLOORS, BUILT-INS, AND WET BAR IN THE FINISHED BASEMENT.

NO ADJUSTMENT FOR EXTERIOR CONSTRUCTION WAS MADE DUE TO THE FACT THAT THE EXTERIORS OF THE SUBJECT AND COMPARABLES ARE LOW MAINTENANCE AND HAVE SIMILAR MARKET APPEAL IN THIS MARKETING AREA AND PRICE RANGE.

Borrower/Client	Angela Mammarelli Simone		
Property Address	1030 Meridian Drive		
City	Presto	County	Allegheny
State	PA	Zip Code	15142
Lender JPMorgan Chase			

NO ADJUSTMENT FOR AGE WAS TAKEN DUE TO THE FACT THAT THE EFFECTIVE AGES OF THE SUBJECT AND COMPARABLES WERE
CONSIDERED SIMILAR.

THE CONDITION ADJUSTMENT FOR ALL COMPARABLE SALES REFLECT THE MARKET VALUE DIFFERENCE ATTRIBUTABLE TO THE
INFERIOR CONDITION OF THE SUBJECT INCLUDING KITCHEN AND BATHS, AS WELL AS THE DEFERRED MAINTENANCE AND NEEDED
REPAIR ITEMS (NOTED ON PAGE 1 AND THE COMMENTS ADDENDUM). THERE WERE NO PROPERTIES WITHIN THE SUBJECT MARKET
THAT OFFERED SIMILAR CONDITION / SIMILAR NEEDED REPAIRS AS THIS IS NOT A COMMON CONDITION WITHIN THE SUBJECT
NEIGHBORHOOD.

ADJUSTMENTS HAVE BEEN CONSIDERED ON A SQUARE FOOT RATHER THAN ON A PER ROOM BASIS. SQUARE FOOT ADJUSTMENTS,
THEREFORE, ARE BASED ON \$60.00 PER SQUARE FOOT OF ABOVE GRADE LIVING SPACE.

DUE TO THE LIMITED SALES ACTIVITY (AND NATURE OF THE SUBJECT), IT WAS NECESSARY TO UTILIZE DISSIMILAR PROPERTIES
AND ADJUST FOR THE DIFFERENCES. THERE WERE NO PROPERTIES WITHIN THE SUBJECT MARKET THAT OFFERED SIMILAR
CONDITION / SIMILAR NEEDED REPAIRS. THIS RESULTED IN SINGLE-LINE ADJUSTMENTS IN EXCESS OF 10% FOR COMPARABLE #1
AND COMPARABLE #3 UNDER GLA, NET ADJUSTMENTS IN EXCESS OF 15% FOR COMPARABLES #1 AND #2, AND GROSS ADJUSTMENTS
IN EXCESS OF 25% FOR COMPARABLES #1 AND #3. THESE ADJUSTMENTS ARE OUTSIDE OF THE RECOMMENDED FNMA GUIDELINES,
HOWEVER, ARE WARRANTED IN THIS REPORT. THE COMPARABLES ARE CONSIDERED THE BEST AVAILABLE, ARE REFLECTIVE OF
MARKET ACTIONS FOR THE SUBJECT MARKETING AREA AND, AFTER ADJUSTMENTS, ARE INDICATIVE OF MARKET VALUE FOR THE
SUBJECT PROPERTY.

ALL SALES ARE CLOSED AND DATA IS BELIEVED RELIABLE. INDICATED SQUARE FOOT AREAS OF COMPARABLE HOMES HAVE BEEN
APPROXIMATED UNLESS OTHERWISE INDICATED. THE MOST RECENT, CLOSELY LOCATED SALES WERE CONSIDERED AND THEIR
DEGREE OF COMPARABILITY TO THE SUBJECT EVALUATED. COMPARABLES WERE WEIGHTED SIMILARLY DUE TO ALL OFFERING
SIMILAR OVERALL COMPARABILITY TO THE SUBJECT.

THE COMPARABLE PHOTOGRAPHS ARE ORIGINAL PHOTOGRAPHS TAKEN BY THE APPRAISER AT EITHER THE TIME OF THE
INSPECTION DATE OF THE APPRAISAL REPORT OR SHORTLY AFTER THE CLOSING DATE OF THE COMPARABLES (WHICH REPRESENT
S A MORE ACCURATE PICTURE OF THE EXTERIOR OF THE COMPARABLE AT THE TIME OF ITS SALE) FOR OTHER APPRAISAL
REPORTS COMPLETED BY THE APPRAISER.

Final Reconciliation

THE APPRAISER IDENTIFIED THE SUBJECT PROPERTY BY SEARCHING THE ALLEGHENY COUNTY ASSESSMENT OFFICE WEB SITE
RECORDS BY THE STREET ADDRESS AND/OR OWNERS NAME. THE APPRAISER HAS ATTACHED BOTH A TAX MAP OF THE SUBJECT
SITE AS WELL AS THE GENERAL INFORMATION PAGE FOR THE SUBJECT PROPERTY AVAILABLE WITHIN THE ALLEGHENY COUNTY
ASSESSMENT OFFICE WEB SITE RECORDS. A FULL LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS NOT READILY AVAILABLE
TO THE APPRAISER FROM THE DATA SOURCES AVAILABLE AND THE CLIENT DID NOT PROVIDE (UNLESS OTHERWISE NOTED) THE
APPRAISER WITH THIS INFORMATION.

THE CONDITION INDICATORS CHOSEN BY THE APPRAISER FOR THE COMPARABLES IS BASED ON ANALYSIS OF INFORMATION
AVAILABLE WITHIN THE WEST PENN MULTI-LIST SERVICE (INCLUDING COMMENTS BY THE LISTING AGENTS IN REGARDS TO RECENT
IMPROVEMENTS AS WELL AS OBSERVING INTERIOR PHOTOGRAPHS WHEN AVAILABLE).

AT THE REQUEST OF THE CLIENT, THIS APPRAISAL REPORT HAS BEEN PREPARED IN COMPLIANCE WITH THE UNIFORM APPRAISAL
DATASET (UAD) FROM FANNIE MAE AND FREDDIE MAC. THE UAD REQUIRES THE APPRAISER TO USE STANDARDIZED RESPONSES
THAT INCLUDE SPECIFIC FORMATS DEFINITIONS, ABBREVIATIONS, AND ACRONYMS.

THE APPRAISER ATTEMPTED TO OBTAIN AN ADEQUATE AMOUNT OF INFORMATION IN THE NORMAL COURSE OF BUSINESS
REGARDING THE SUBJECT AND COMPARABLE PROPERTIES. SOME OF THE STANDARDIZED RESPONSES REQUIRED BY THE UAD,
ESPECIALLY THOSE IN WHICH THE APPRAISER HAS NOT HAD THE OPPORTUNITY TO VERIFY PERSONALLY OR MEASURE, COULD
MISTAKENLY IMPLY GREATER PRECISION AND RELIABILITY IN THE DATA THAN IS FACTUALLY CORRECT OR TYPICAL IN THE NORMAL
COURSE OF BUSINESS. EXAMPLES INCLUDE CONDITION AND QUALITY RATINGS AS WELL AS COMPARABLE SALES AND LISTING
DATA. NOT EVERY ELEMENT OF THE SUBJECT WAS VIEWABLE AND COMPARABLE PROPERTY DATA WAS GENERALLY OBTAINED
FROM THIRD-PARTY SOURCES (WEST PENN MULTI-LIST SERVICE AS WELL AS COUNTY ASSESSMENT OFFICE WEB SITE RECORDS).
CONSEQUENTLY, THIS INFORMATION SHOULD BE CONSIDERED AS "ESTIMATE" UNLESS OTHERWISE NOTED BY THE APPRAISER.

I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE
SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

THE SIGNATURES USED WITHIN THIS APPRAISAL REPORT ARE COMPUTER GENERATED ORIGINAL SIGNATURES WHICH ARE PASS
WORD PROTECTED.

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY, IN FEE SIMPLE, AS OF
10/13/2019, THE DAY THE PROPERTY WAS INSPECTED AND PHOTOGRAPHED.

MY ANALYSIS INCLUDED AN INSPECTION OF THE SUBJECT PROPERTY, A REVIEW AND ANALYSIS OF NEIGHBORHOOD, AREA AND
RESIDENTIAL DEMAND CHARACTERISTICS. A HIGHEST AND BEST USE ANALYSIS WAS COMPLETED.

THE APPRAISER HAS PERFORMED THIS APPRAISAL IN AN UNBIASED MANNER, BASED ON CURRENT MARKET CONDITIONS AND
WITHOUT UNDUE INFLUENCE. PERSONAL PROPERTY HAS BEEN GIVEN NO VALUE IN THIS REPORT.

SINGLE FAMILY HOMES IN THIS AREA ARE NOT TYPICALLY PURCHASED FOR THEIR INCOME STREAM. THEREFORE, THE INCOME
APPROACH WAS DEEMED NOT APPLICABLE. THE COST APPROACH IS SUBJECT TO RAPIDLY CHANGING CONSTRUCTION EXPENSES
AND REQUIRES ESTIMATES BY THE APPRAISER FOR ACCRUED DEPRECIATION WHICH ARE DIFFICULT TO EXTRACT FROM THE
MARKET AND IS NOT UTILIZED. THE MARKET APPROACH IS GIVEN FULL WEIGHT AS IT IS BEST SUPPORTED AND BEST
ILLUSTRATES CURRENT MARKET CONDITIONS.

Conditions of Appraisal

THE APPRAISER NOTED ALL CONDITIONS THAT WERE OBSERVED AT THE TIME OF THE INSPECTION. THE APPRAISER MAKES THE
EXTRAORDINARY ASSUMPTION THAT THE SUBJECT PROPERTY HAS NO UNKNOWN / ADVERSE CONDITIONS THAT WERE
UNDISCLOSED TO THE APPRAISER OR OF WHICH THE APPRAISER WAS UNAWARE. THE APPRAISER ALSO RECOMMENDS ROOF,
PEST, STRUCTURAL, AND ENVIRONMENTAL INSPECTIONS AND MAKES THE EXTRAORDINARY ASSUMPTION THAT ADVERSE
CONDITIONS DO NOT EXIST BEYOND THE SURFACE ISSUES OBSERVED THROUGHOUT THE SUBJECT PROPERTY.

Form data: Economic Age Basis

75

Form data: Indicated Value by Cost Approach: Desc.
ROUNDED

CONTINUED ON NEXT PAGE

Borrower/Client	Angela Mammarelli Simone		
Property Address	1030 Meridian Drive		
City	Presto	County	Allegheny
State	PA	Zip Code	15142
Lender	JPMorgan Chase		

Form data: Appraiser: Other
PA State Certified Residential Appraiser

Ending Addendum

THE SUBJECT GLA DIFFERS FROM WHAT IS NOTED IN ASSESSMENT RECORDS. THIS APPEARS TO BE DUE PRIMARILY TO THE 3RD FLOOR NOT BEING INCLUDED IN THE COUNTY'S GLA. THE APPRAISER MEASURED THE DWELLING AT THE TIME OF THE INSPECTION AND THOSE MEASUREMENTS WERE USED TO CALCULATE GLA.

THERE ARE NO OTHER SALES WITHIN THE SUBJECT MARKET THAT ARE SIMILAR TO THE SUBJECT IN GLA AND LOCATION THAT OFFER SIMILAR C5 CONDITION. THEREFORE, AN ACROSS THE BOARD ADJUSTMENT WAS UNAVOIDABLE. THE APPRAISER SEARCHED THE LAST 4 YEARS OF SALES FOR A COMPARABLE THAT WAS SIMILAR IN OVERALL CONDITION AND NONE WERE FOUND. THE CONDITION ADJUSTMENT WAS BASED ON THE APPRAISER'S ESTIMATE OF THE COST TO CURE THE DEFERRED MAINTENANCE ITEMS NOTED IN THE REPORT SO AS TO BRING THE SUBJECT PROPERTY UP TO A C4 CONDITION RATING. THESE ITEMS INCLUDE THE CARPET THROUGHOUT THE DWELLING, WINDOWS, FRENCH DOORS, SOME DRYWALL WORK, WOOD TRIM WORK, INTERIOR PAINTING, AND GUTTER AND DOWNSPOUT WORK. NO COST ESTIMATES OR WORK ORDERS WERE PROVIDED TO THE APPRAISER. AS SUCH, IF UNDISCLOSED CONDITIONS ARE PRESENT, THIS ESTIMATE MAY BE INACCURATE AND THE VALUE ESTIMATE IMPACTED.

THE LIVING AREA FOR COMPARABLE #2 DIFFERS FROM COUNTY RECORDS AS IT APPEARS AREA WAS INCLUDED IN THE COUNTY RECORDS THAT WAS ACTUALLY OPEN SPACE / VAULTED 1ST FLOOR CEILINGS. THIS AREA WAS TAKEN OUT OF THE GLA TO ESTIMATE THE ACTUAL LIVING AREA FOR THE APPRAISAL REPORT.

350 WILLIAMSBURG COURT WAS NOT CONSIDERED A COMPARABLE SALE DUE TO IT BEING A PATIO HOME AND SEMI-DETACHED. IT DOES NOT OFFER A BASEMENT AND APPEALS TO A DIFFERENT MARKET THAN THE SUBJECT PROPERTY.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure .

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase

This report was prepared under the following USPAP reporting option:

Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

A reasonable marketing time for the subject property is 90-120 days(s) utilizing market conditions pertinent to the appraisal assignment.
A reasonable exposure time for the subject property is 90-120 days(s).

Additional Certifications

I certify that, to the best of my knowledge and belief:

I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

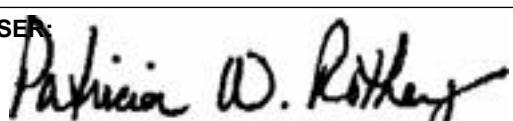
I certify that to the best of my knowledge and belief:

- . The statements of fact contained in this report are true and correct.
- . The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- . I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- . I have no bias with respect to the property or the parties involved with this assignment.
- . My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- . My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- . My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- . This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

Additional Comments

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISER:



Signature:

Name: Patricia W Rothey Cert Res RE Appraiser

Date Signed: 10/15/2019

State Certification #: RL000444L

or State License #:

or Other (describe) _____ State # _____

State: PA

Expiration Date of Certification or License: 06/30/2021

Effective Date of Appraisal: 10/13/2019

SUPERVISORY APPRAISER: (only if required)

Signature:

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1030 Meridian Drive City Presto State PA ZIP Code 15142
 Borrower Angela Mammarelli Simone
 Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
A	Total # of Comparable Sales (Settled)	8	6	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
R	Absorption Rate (Total Sales/Months)	1.33	2.00	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
E	Total # of Comparable Active Listings	N/A	N/A	18	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
T	Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	18.00	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
R	Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
E	Median Comparable Sale Price	551000	637000	467500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
S	Median Comparable Sales Days on Market	39	48	114	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
E	Median Comparable List Price	N/A	N/A	644000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
A	Median Comparable Listings Days on Market	N/A	N/A	100	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
R	Median Sale Price as % of List Price	96.30	92.95	95.60	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
C	Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
H	& Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).						

The West Penn Multi-List service was used for the data source for information gathering in regards to answering questions presented on this form. West Penn MLS does not provide an area where it is mandatory for the real estate agents to indicate if seller concessions were involved in a sale transaction. The appraiser is unaware of an increase in seller concessions based on conversations with agents within the subject's marketing area.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.

The information provided above was obtained from the West Penn MLS service. The months of housing supply is calculated on a current basis as the 4-6 month and 7-12 month active listing history is unobtainable within the data source noted.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

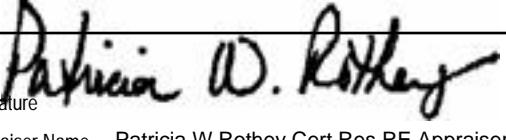
The overall trend box for "total # of comparable active listing" is left blank because this information cannot be obtained from the West Penn MLS service. The boxes are also left blank in the "median comparable list price" and "median comparable listings days on market" as this data can only be supplied as a whole and not broken down into the time periods indicated in the form. The months of housing supply number indicated is calculated by the total number of current listings divided by the yearly absorption rate. The subject's marketing area appears to be stable in regards to value and supply/demand. Typically within the subject's marketing area, sales decrease between November and February as supported by the chart above.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
C	Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
O	Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
N	Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
D	Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

O Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

P Summarize the above trends and address the impact on the subject unit and project.

A Signature 
 P Appraiser Name Patricia W Rothey Cert Res RE Appraiser
 R Supervisory Appraiser Name _____
 R Company Name N/A
 R Company Name _____
 R Company Address 322 Dutch Lane Pittsburgh, PA 15236
 R Company Address _____
 R State License/Certification # RL000444L State PA State License/Certification # _____ State _____
 R Email Address prothey114@comcast.net Email Address _____

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



FRONT OF SUBJECT PROPERTY

Appraised Date: October 13, 2019

Appraised Value: \$630000



REAR OF SUBJECT PROPERTY



STREET SCENE

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



kitchen

additional view of kitchen

(missing microwave)



additional view of kitchen

Borrower/Client Angela Mammarelli Simone

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Lender JPMorgan Chase



living room

dining room



den



Borrower/Client Angela Mammarelli Simone

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foyer

family room



laundry 1st floor



Borrower/Client Angela Mammarelli Simone

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bath 1st floor

additional view of bath 1st floor



3 car attached garage



Borrower/Client Angela Mammarelli Simone

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bedroom

jack and jill bath



additional view of jack and jill bath



Borrower/Client Angela Mammarelli Simone

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additional 1/2 bath in jack and jill bath



bedroom



bedroom

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



bedroom



hall bath



additional view of hall bath

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

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Lender JPMorgan Chase



owner's bedroom



owner's bath



additional view of owner's bath

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



3rd floor loft

furnace



2nd furnace



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Lender JPMorgan Chase



hot water heater



electrical panel



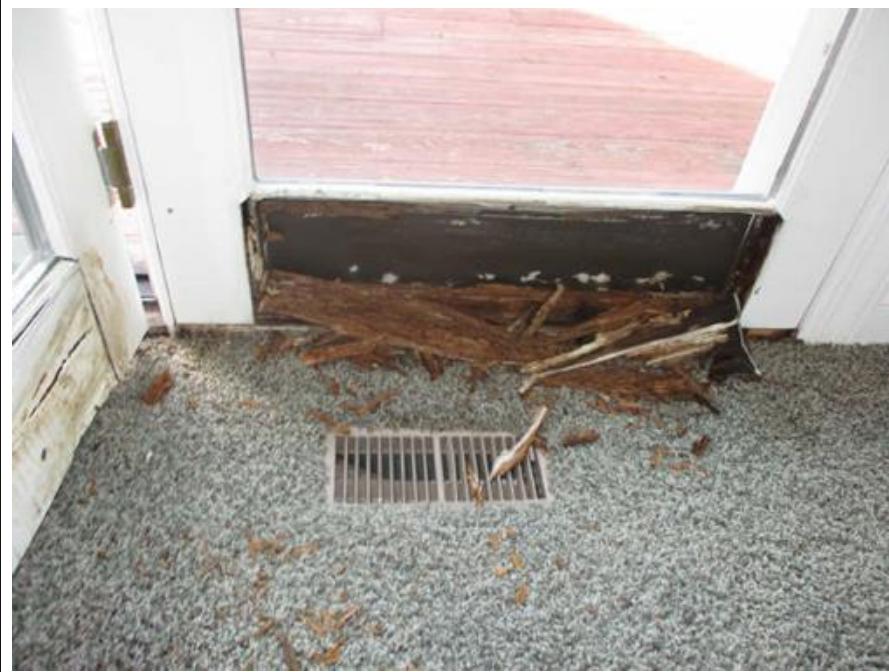
unfinished basement

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



deteriorating french door to deck from family room



deteriorating french door to deck from family room (possible subfloor damage)



leaking windows

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

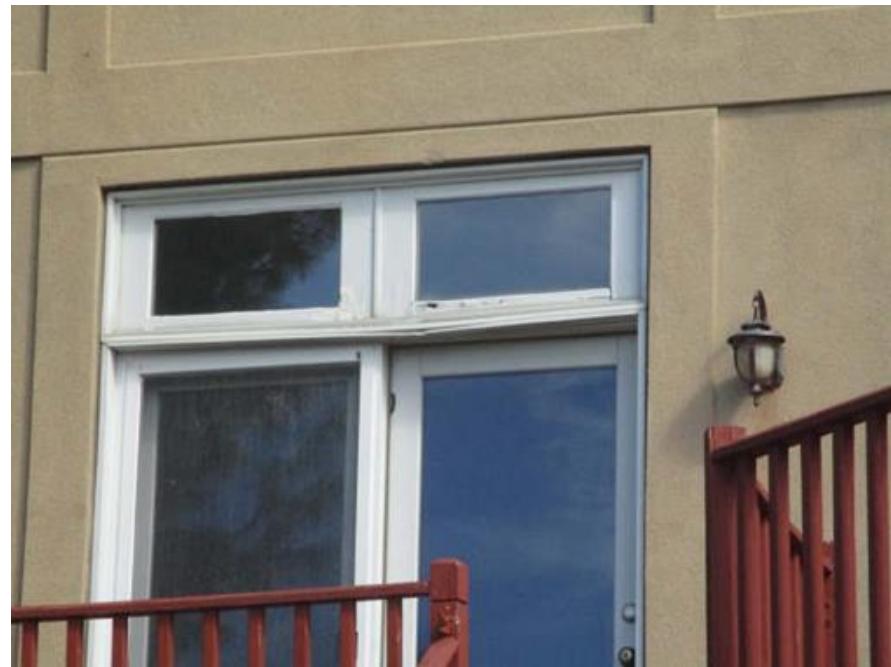
City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



exterior of leaking windows

leaking french doors



stained carpet throughout



Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



additional view of family room showing
deteriorating french doors



ceiling damage (possible roof leak)



area under ceiling damage

Borrower/Client Angela Mammarelli Simone

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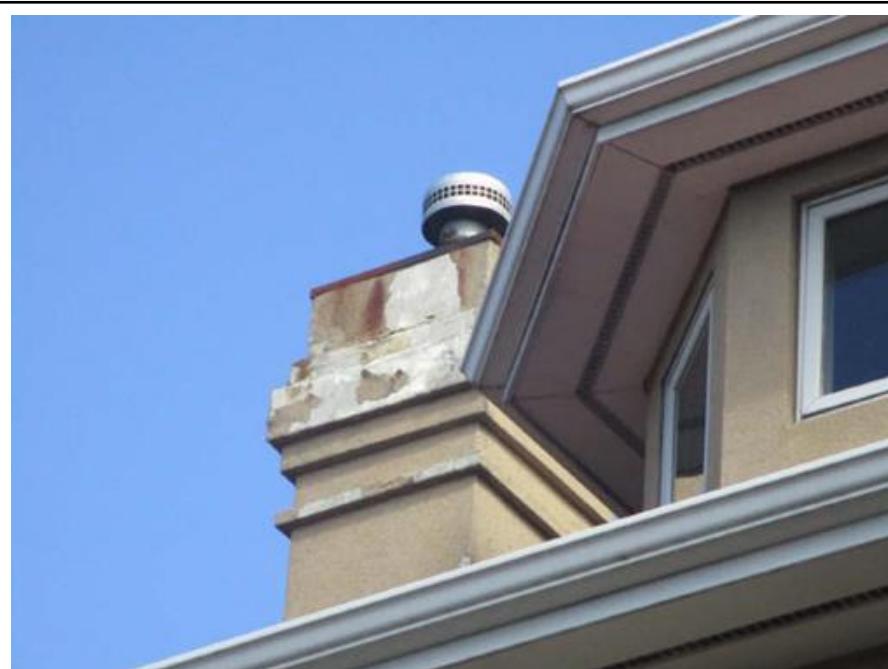
Lender JPMorgan Chase



possible need for exterminating (seen throughout owner's bedroom, bath & loft)



additional view of owner's bedroom into owner's bath



possible chimney work needed

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



detached downspouts



settlement cracks rear patio



additional front view

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase

This image
is intentionally blank





Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



Comparable Sale 1

5000 Carnoustie Drive

Presto PA 15142

Date of Sale: s03/19;c02/19

Sale Price: 552000

Sq. Ft.: 3162

\$ / Sq. Ft.: 174.57



Comparable Sale 2

8070 Sherwood Drive

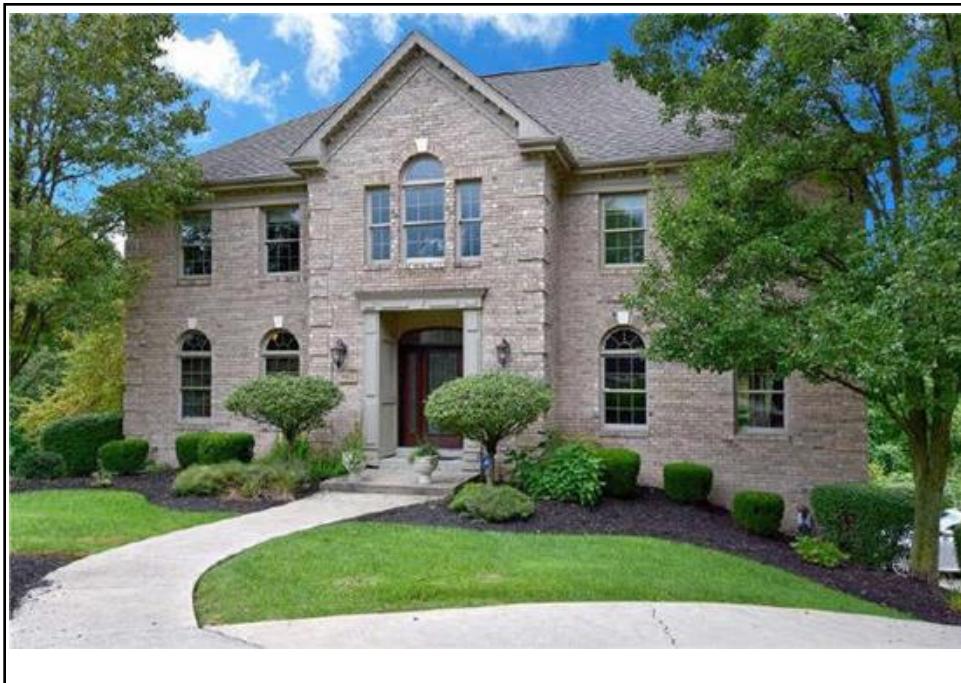
Presto PA 15142

Date of Sale: s04/19;c03/19

Sale Price: 960000

Sq. Ft.: 5308

\$ / Sq. Ft.: 180.86



Comparable Sale 3

7041 Pinehurst Drive

Presto PA 15142

Date of Sale: s03/19;c01/19

Sale Price: 550000

Sq. Ft.: 3346

\$ / Sq. Ft.: 164.38

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



Comparable Sale 4

1170 Saint Mellion Drive

Presto PA 15142

Date of Sale: Active

Sale Price: 632500

Sq. Ft.: 3154

\$ / Sq. Ft.: 200.54



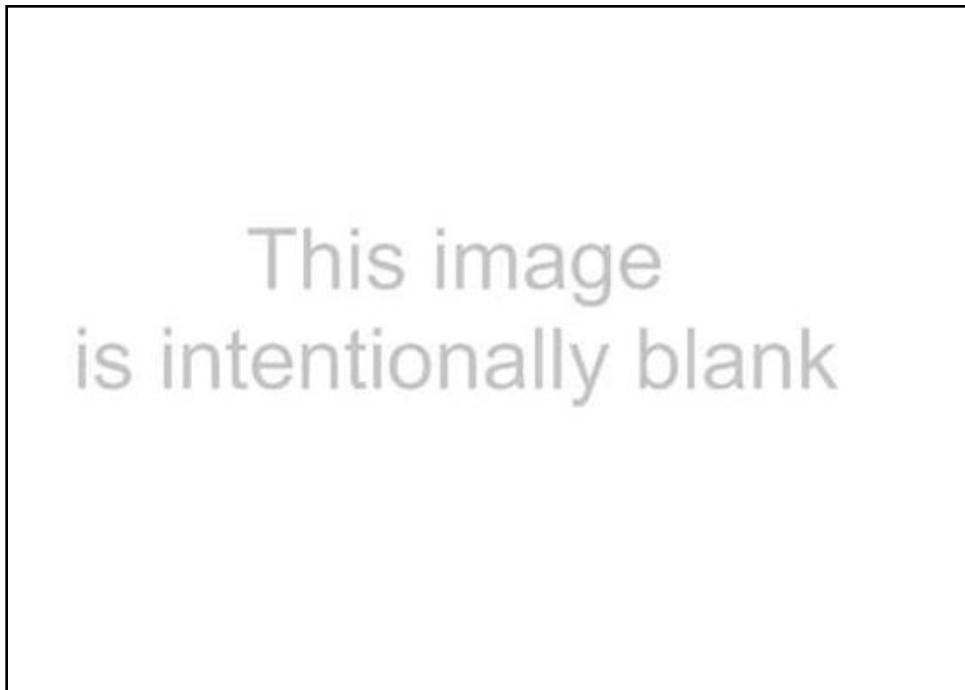
Comparable Sale 5

Date of Sale: _____

Sale Price: _____

Sq. Ft.: _____

\$ / Sq. Ft.: _____



Comparable Sale 6

Date of Sale: _____

Sale Price: _____

Sq. Ft.: _____

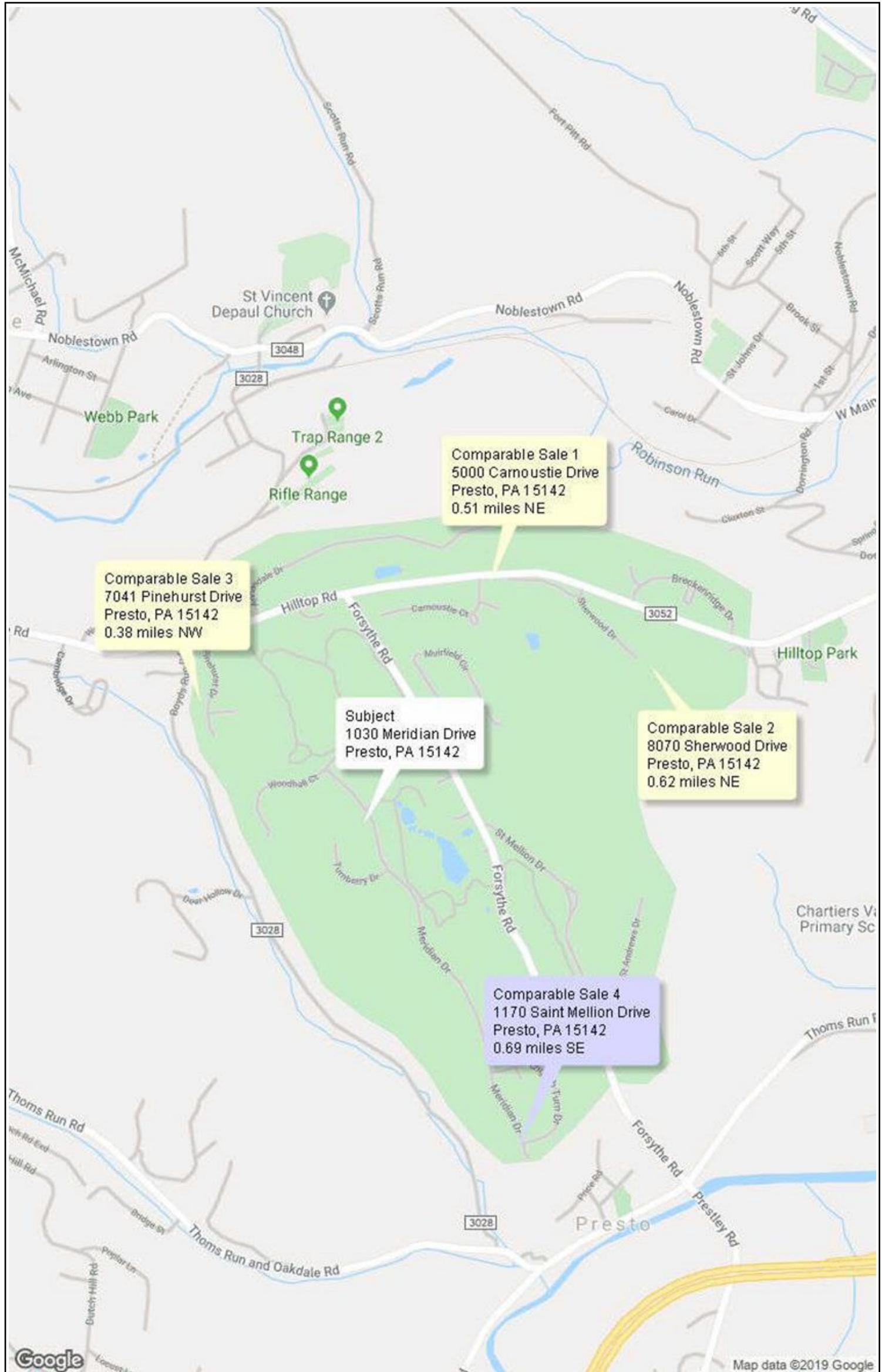
\$ / Sq. Ft.: _____

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



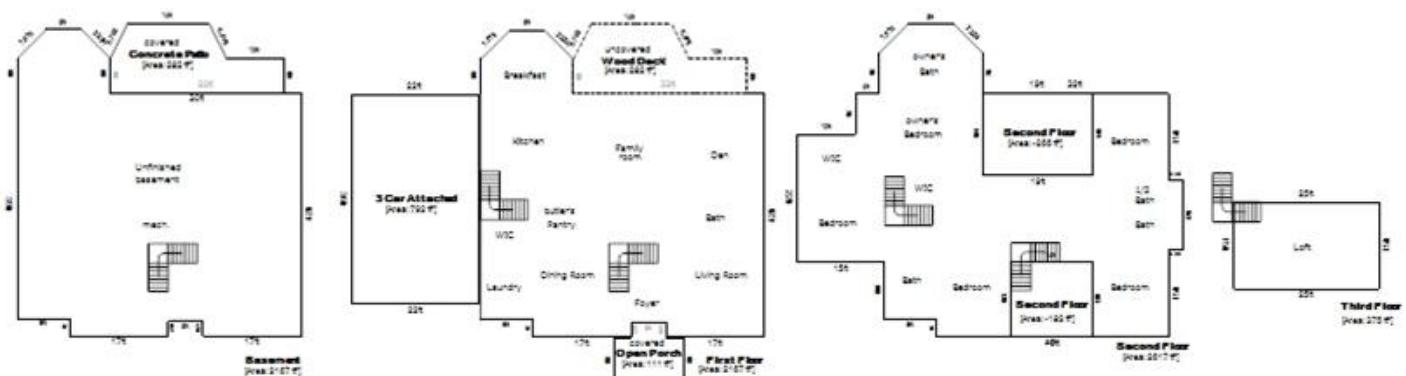
Borrower/Client Angela Mammarelli Simone

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Lender JPMorgan Chase

Sketch



30 ft

Living Area

	Area Calculation				
First Floor	2167 ft ²	First Floor			x 1.00 = 2167 ft ²
Second Floor	2617 ft ²	<input type="checkbox"/>	6ft x	16ft x	96 ft ²
Second Floor	-266 ft ²	<input type="checkbox"/>	39ft x	49ft x	1.00 = 1911 ft ²
Second Floor	-182.00 ft ²	<input type="checkbox"/>	3ft x	17ft x	1.00 = 51 ft ²
Third Floor	375 ft ²	<input type="checkbox"/>	6ft x	0.5ft x	1.00 = 3 ft ²
Nonliving Area		<input type="checkbox"/>	17ft x	3ft x	1.00 = 51 ft ²
Basement	2167 ft ² Δ	<input type="checkbox"/>	7.07ft x	5ft x	0.35 = 12.5 ft ²
3 Car Attached	792 ft ² <input type="checkbox"/>	<input type="checkbox"/>	6ft x	5ft x	1.00 = 30 ft ²
Wood Deck	282 ft ² Δ	<input type="checkbox"/>	5ft x	7.07ft x	0.35 = 12.5 ft ²
Concrete Patio	282 ft ²	<input type="checkbox"/>			x 1.00 = 2617 ft ²
Open Porch	111 ft ²	<input type="checkbox"/>	2.5ft x	12ft x	1.00 = 30 ft ²
		<input type="checkbox"/>	7ft x	18ft x	1.00 = 126 ft ²
		<input type="checkbox"/>	42ft x	40ft x	1.00 = 1680 ft ²
		<input type="checkbox"/>	7ft x	14ft x	1.00 = 98 ft ²
		<input type="checkbox"/>	10ft x	9ft x	1.00 = 90 ft ²
		<input type="checkbox"/>	22ft x	24ft x	1.00 = 528 ft ²
		Δ	7.07ft x	5ft x	0.35 = 12.5 ft ²
		<input type="checkbox"/>	8ft x	5ft x	1.00 = 40 ft ²
		Δ	5ft x	7.07ft x	0.35 = 12.5 ft ²
					x -1.00 = -266 ft ²
		<input type="checkbox"/>	14ft x	19ft x	1.00 = 266 ft ²
		<input type="checkbox"/>	14ft x	13ft x	x -1.00 = -182.00 ft ²
					x 1.00 = 375 ft ²
Total Living Area (rounded):	4711 ft ² <input type="checkbox"/>	<input type="checkbox"/>	15ft x	25ft x	1.00 = 375 ft ²

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



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Lender JPMorgan Chase

Parcel ID [REDACTED]

Municipality: 905 Collier

Property Address: 1030 MERIDIAN DR

Owner Name: SIMONE ANGELA

PRESTO, PA 15142

Alternate ID [REDACTED]

School District:	Chartiers Valley	Neighborhood Code:	90501
Tax Code:	Taxable	Owner Code:	Regular
Class:	Residential	Recording Date:	
Use Code:	SINGLE FAMILY	Sale Date:	5/14/1999
Homestead:	Yes	Sale Price:	\$1
Farmstead:	No	Deed Book:	10478
Clean And Green	No	Deed Page:	30
Other Abatement:	No	Lot Area:	21,387 SQFT

2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$92,000	Land Value	\$92,000
Building Value	\$561,800	Building Value	\$543,800
Total Value	\$653,800	Total Value	\$635,800

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$92,000	Land Value	\$92,000
Building Value	\$561,800	Building Value	\$543,800
Total Value	\$653,800	Total Value	\$635,800

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DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania

Department of State

Bureau of Professional and Occupational Affairs

PO BOX 2649 Harrisburg PA 17105-2649

19 0748384

License Type

Certified Residential Appraiser

PATRICIA WILSON ROTHEY
322 DUTCH LANE
PITTSBURGH, PA 15236



License Status

Active

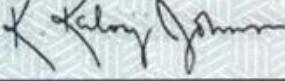
Initial License Date

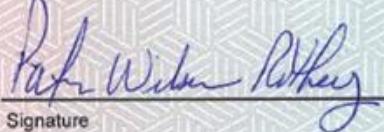
10/15/1991

Expiration Date

06/30/2021

Signature


Acting Commissioner of Professional and Occupational Affairs


Signature

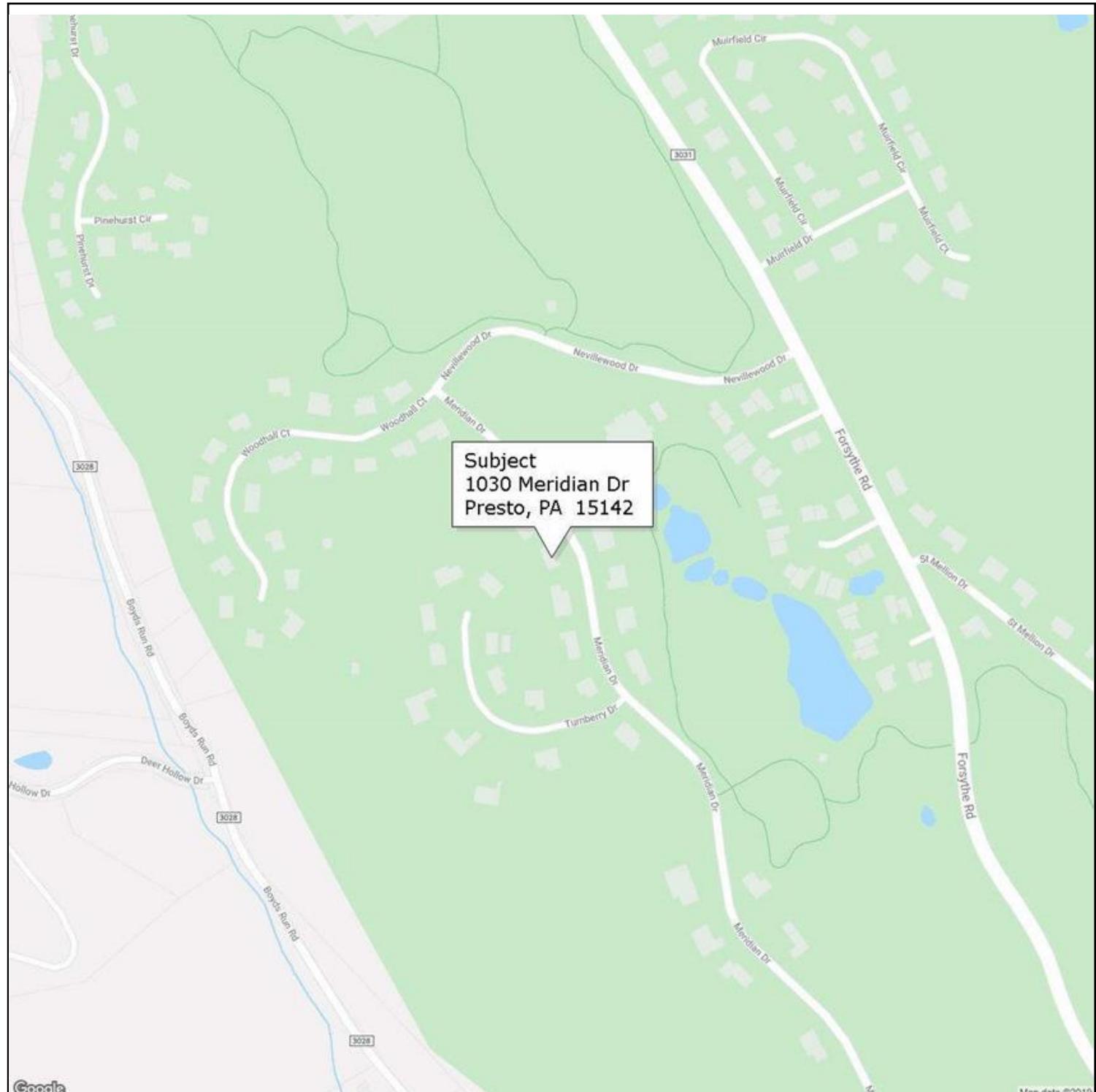
ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.A.C.S. 4911

Borrower/Client Angela Mammarelli Simone

Property Address 1030 Meridian Drive

City Presto County Allegheny State PA Zip Code 15142

Lender JPMorgan Chase



FLOOD INFORMATION

Community: TOWNSHIP OF COLLIER
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 42003C0319H
Panel: 0319H
Zone: X
Map Date: 09-26-2014
FIPS: 42003
Source: FEMA DFIRM

LEGEND

 = FEMA Special Flood Hazard Area – High Risk

 = Moderate and Minimal Risk Areas

Road View:

 = Forest

 = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

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